



Flat 4 Stansfield Court, 43 Newark Lane,
Ripley, Surrey GU23 6BS





Located a short walk from the village centre is this well presented ground floor apartment with its own private garden, built just over 13 years ago, with allocated & visitor parking.





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The property is accessed via a communal entrance & private front door leading into a hall with access to all the living areas. The open-plan kitchen/living room is a light and bright space providing ample space for a seating area. The kitchen is fitted with a range of contemporary-style, high-gloss eye and base level units with integrated appliances including an oven and hob, fridge/freezer, washer/dryer and dishwasher. The bedroom is a spacious double and the bathroom is fitted with a modern white suite comprising a bath with shower over, pedestal wash hand basin and WC. The property benefits from one allocated parking space in an exclusive gated car park. There are further additional parking bays for visitors and secure bicycle storage.

LOCAL AREA

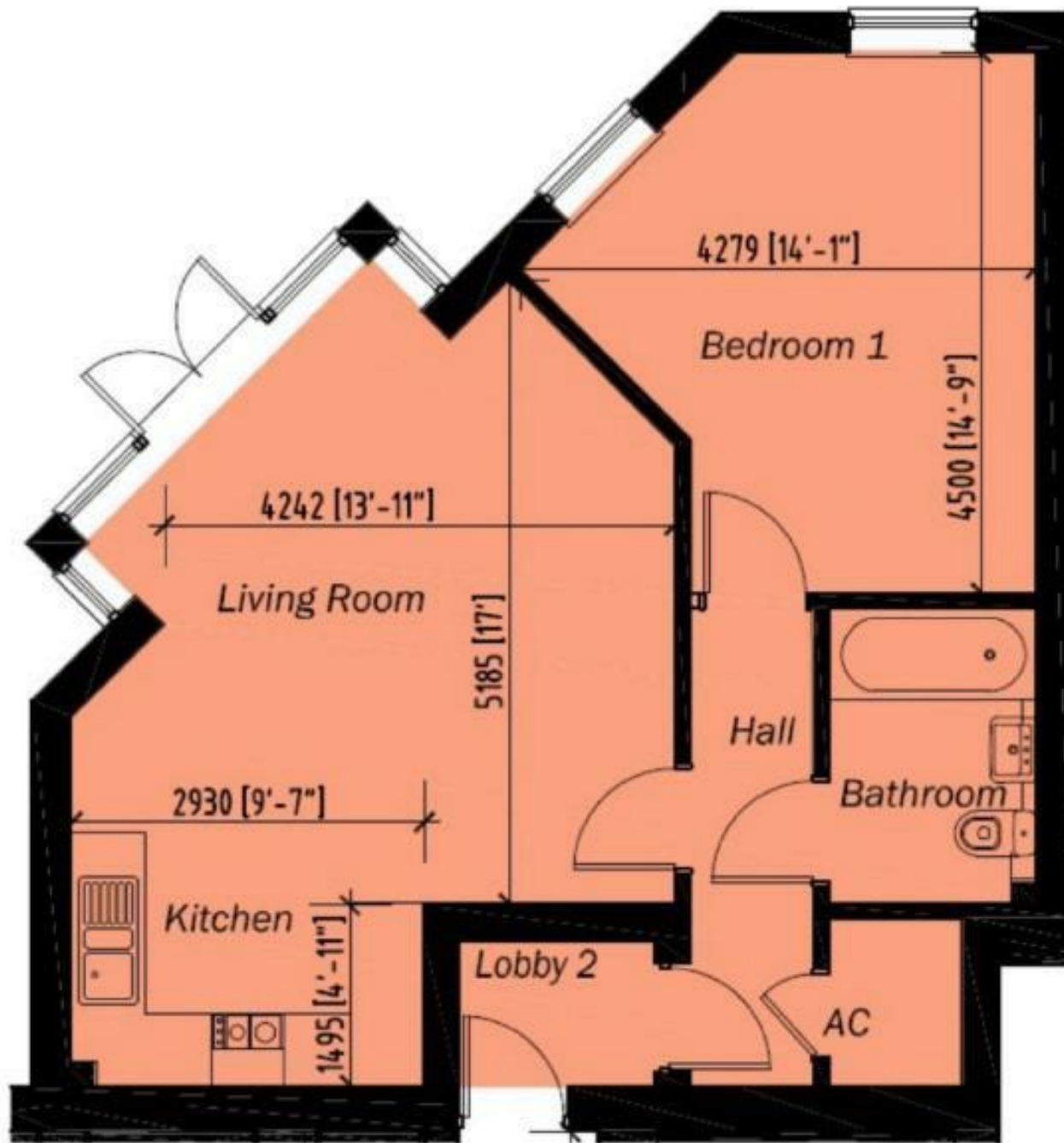
Ripley Village offers a range of interesting shops, highly acclaimed restaurants, cafes and public houses, as is Ripley Village Green, purported to be one of the largest in England, with its wonderful walks, panoramic views and historic cricket club. For the commuter, the A3 is easily accessed providing onward travel to the M25, central London and Guildford. There are stations at, Woking and Clendon serving Waterloo.

DIRECTIONS

From our offices turn right into Newark Lane and after approx 250 yards the entrance to Flat 1 Stansfield Court can be found on your left.

N.B, Annual Service Charge is £3000 and the lease term is 985 years remaining.





Floor Plan (1:100)



DIRECTIONS

From our office turn right into Newark Lane where upon Stansfield Court will be found 200 yards on the left hand side.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 80 | 80 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

